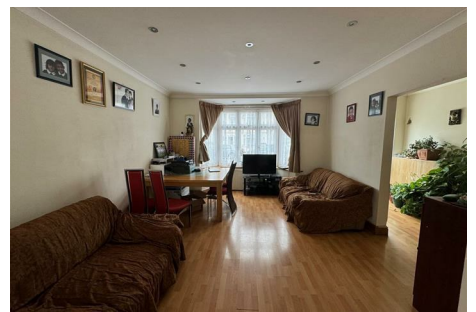
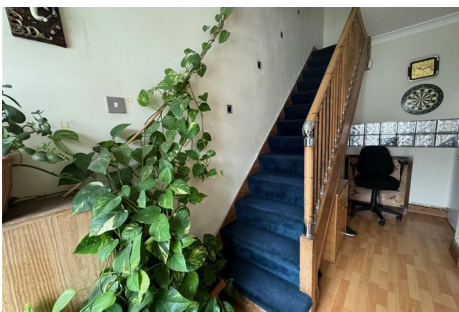




Parkfields

Estates



Dane Road , Southall, UB1 2EB

Nestled on Dane Road in the vibrant area of Southall, this spacious mid-terrace house is a gem waiting to be discovered. Boasting one reception room, three bedrooms, and a well-appointed bathroom, this property offers a comfortable living space spread across 1,021 sq ft.

Conveniently located just by Southall Broadway, this home is at the heart of the action, with an array of amenities, shops, and eateries right at your doorstep. The property also comes with the added bonus of off-street parking, ensuring you never have to worry about finding a spot after a long day out.

What sets this property apart is the planning approval for two self-contained flats, making it a versatile investment opportunity for those looking to maximise their returns. Whether you're seeking an ideal family home or a lucrative buy-to-let venture, this property offers the flexibility to cater to your needs.

Asking Price £565,000

40 Dane Road

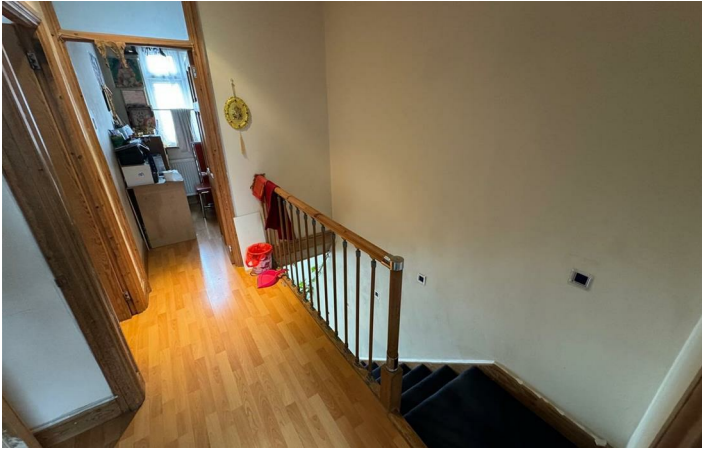
, Southall, UB1 2EB



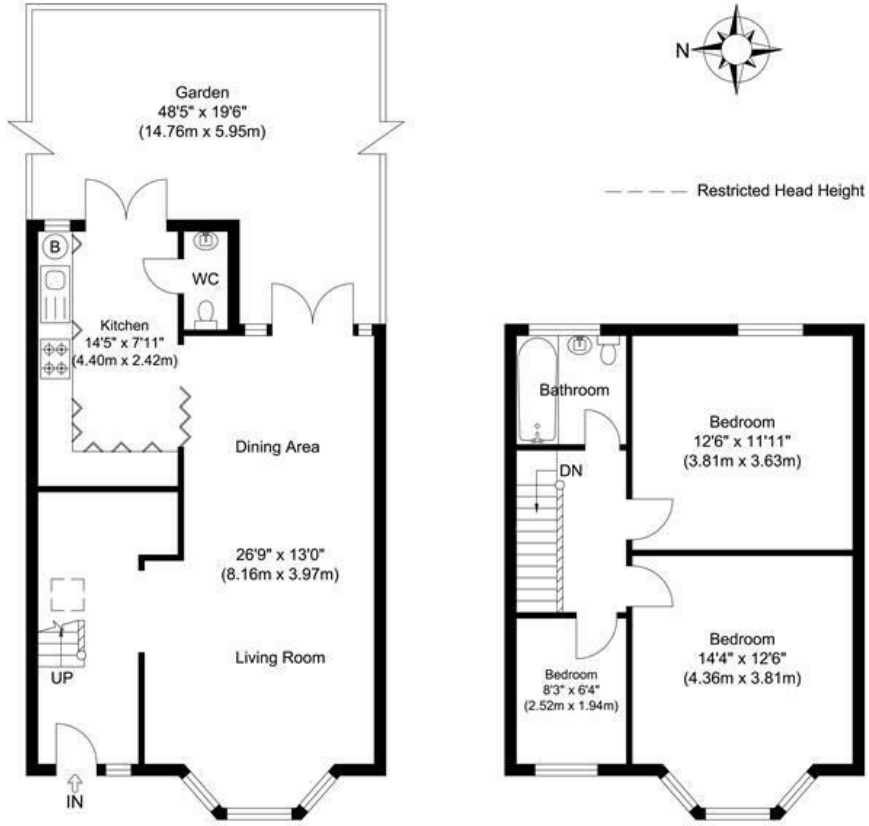
- SPACIOUS TERRACE 1930'S BUILD
- JUST BY SOUTHALL BROADWAY
- PLANNING APPROVED TO CREATE TWO SELF CONTAINED FLATS
- THROUGH LOUNGE
- THREE BEDROOMS
- PRIVATE GARDENS
- OFF STREET PARKING



Directions



Floor Plan



Ground Floor
Approximate Floor Area
542.17 sq. ft.
(50.37 sq. m)

First Floor
Approximate Floor Area
478.67 sq. ft.
(44.47 sq. m)

Total Gross Internal Area
1020.84 sq. ft.
(94.84 sq. m)

Dane Road, Southall, UB1

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	